

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting July 7, 2021**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long.

The meeting was properly posted.

**The first item on the Agenda** was consideration of lot consolidation and final plan approval for Phase I in the Coastal Villages project. The proposed development is located on Hudson Road, tax map 5-33-17.00 parcels 71.00, 72.00, 73.00, 76.00, 82.00, 84.00, 94.00, 94.02 and 251 and tax map 5-33-10.00 parcel 87.00. Ring Lardner, an engineer with Davis, Bowen and Friedel, represented Coastal Villages. Developers Coleman Bunting and Daniel Bunting were also in attendance. Mr. Lardner stated that their first request is to consolidate all parcels that comprise Coastal Villages into one parcel. This would eliminate all inside plot lines and establish an exterior boundary. He stated that their second request is for final approval of Phase I, which consists of 287 units. Mr. Lardner stated that they have Approval Letters and Letters of No Objection from all the various agencies and that they are in the administrative process with the Sussex Conservation District. He stated that they can record the lot consolidation plat, if approved, but that they cannot record Phase 1 until a court order change approving the relocation of the tax ditch. DelDOT has issued a Letter of No Objection and they are currently waiting on Entrance Approval. Councilman Duncan stated that they have had several meetings with Coastal Villages and are familiar with the plans. He made a motion to accept consideration of lot consolidation and final plan approval for Phase 1 of Coastal Villages once all the administrative matters have been addressed. Motion seconded by Ken Madara and carried all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve these requests.**

There being no further business to discuss, Rick Duncan made a motion to adjourn the meeting. Motion seconded by Mike West and carried by all.